

C1.1

C1.2

C1.4

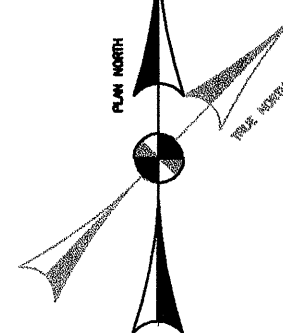
C1.3

BRYAN I.S.D.

FIRST BAPTIST

LOWES

HORIZONTAL SCALE : 1" = 60'  
SCALE IN FEET



HKS

ARCHITECT  
HKS, INC.  
1919 MCKINNEY AVENUE  
DALLAS, TX 75201-1753

STRATEGIC PLANNING,  
ACOUSTICAL & AV  
ACOUSTIC DIMENSIONS OF TEXAS,  
INC.  
15505 WRIGHT BROTHERS DRIVE  
ADDISON, TX 75001

STRUCTURAL ENGINEER  
L.A. RUESS PARTNERS, INC.  
3400 CARLISLE STREET, SUITE 200  
DALLAS, TX 75204

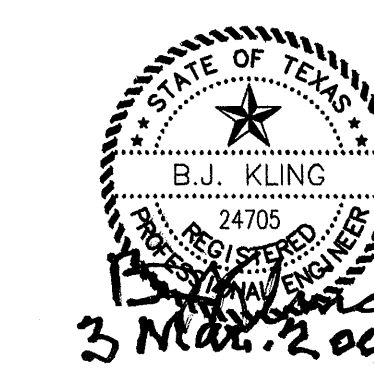
MEP ENGINEER  
DFW CONSULTING GROUP, INC.  
8410 STERLING  
IRVING, TX 75063

CIVIL ENGINEER  
KLING ENGINEERING & SURVEYING  
4101 TEXAS AVENUE, SUITE A  
BRYAN, TX 77802

LANDSCAPE ARCHITECT  
THE SWA GROUP  
2211 NORTH LAMAR, SUITE 200  
DALLAS, TX 75202

FIRST BAPTIST CHURCH  
BRYAN, TEXAS

OWNER  
FIRST BAPTIST CHURCH OF BRYAN,  
TX  
200 SOUTH TEXAS AVENUE  
BRYAN, TX 77803



REVISION
ADDENDUM #2 12 NOV 2004
ADDENDUM #4 17 NOV 2004
CITY COMMENTS #1 9 NOV 2004
RELEASED FOR CONSTRUCTION MAR 01 2005 CITY OF BRYAN ENGINEERING SERVICES

HKS PROJECT NUMBER  
8236

DATE  
OCTOBER 25, 2004  
PERMIT ISSUED/SUBMITTAL

SHEET TITLE  
CIVIL SITE PLAN  
INDEX SHEET/OVERALL LAYOUT

SHEET NO.  
C1.1 OF 5

#### SITE SPECIFIC NOTES

- PROJECT IDENTIFICATION:  
PROJECT NAME: FIRST BAPTIST CHURCH BRYAN  
LOCATION: CAMBRIDGE DRIVE AT N. EARL RUDDER FREEWAY  
LEGAL DESCRIPTION: 32.25 ACRES OUT OF RICHARD CARTER SURVEY,  
ABSTRACT & BRYAN, BRAZOS COUNTY, TEXAS
- OWNER/APPLICANT INFORMATION:  
FIRST BAPTIST CHURCH OF BRYAN, TX  
200 SOUTH TEXAS AVE.  
BRYAN, TX 77803  
(979) 779-2434
- TOTAL SITE AREA IS 32.25 ACRES.
- CURRENT ZONING - 4.30 ACRES O-OFFICE,  
27.95 ACRES R-RETAIL
- CURRENT LAND USE - VACANT
- PROPOSED USE & IMPROVEMENTS: CHURCH FACILITIES INCLUDING 1470  
SEAT SANITARY, OFFICES, CLASSROOMS, KITCHEN, ASSEMBLY AREAS WITH  
ASSOCIATED DRIVES, PARKING, WATER, SANITARY SEWER, DRAINAGE &  
LANDSCAPING IMPROVEMENTS.
- NO PORTION OF THIS TRACT LIES WITHIN THE 100-YR FLOODPLAIN  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS  
AND INCORPORATED AREAS, COMMUNITY NUMBER 480025, PANEL NO. 0142C;  
MAP NO. 48041C0142 C EFFECTIVE DATE: JULY 2, 1992, REVISED SEPT. 19,  
2000.
- ALL PUBLIC AND PRIVATE UTILITY LINES & SERVICE LINES INCLUDING  
WATERLINES, SANITARY SEWER LINES, ELECTRIC LINES, TV/CABLE,  
COMMUNICATIONS LINES, ETC., SHALL BE UNDERGROUND INSTALLATIONS.
- IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS.
- EASEMENTS SHOWN ARE TO BE DEDICATED BY THE APPROVED PLAT UNLESS  
OTHERWISE NOTED.
- BUILDING AREA:  
GROUND FLOOR 74,556 S.F.  
SECOND FLOOR 32,689 S.F.  
TOTAL: 107,245 S.F.
- DIMENSIONS ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED
- ALL DISTURBED EARTH MUST BE 100% COVERED WITH ESTABLISHED GRASS  
OR GROUND COVER PRIOR TO CERTIFICATE OF OCCUPANCY.
- ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON  
INSTALLATION AS PER CITY ORDINANCE.
- BUILDING SETBACKS SHOWN ARE PER CITY OF BRYAN ZONING ORDINANCE,  
SECTION 20-56. ADDITIONAL SETBACK REQUIREMENTS FOR THIS BUILDING DUE  
TO HEIGHT ARE CALCULATED AS FOLLOWS:  
FRONT SETBACK:  $25 + ((70 - 35)/2) = 42.5'$   
SIDE SETBACK:  $25 + ((70 - 35)/2) = 42.5'$   
REAR SETBACK:  $7.5 + ((70 - 35)/2) = 25'$   
CALCULATED SETBACKS ARE FOR THIS BUILDING ONLY. SETBACKS SHOWN ON  
THE DRAWING ARE PER ZONING ORDINANCE FOR THIS PROPERTY.
- THE OWNER REQUESTS A VARIANCE TO THE SIDEWALK REQUIREMENT ALONG  
CAMBRIDGE DRIVE FOR THIS CONSTRUCTION PHASE. SIDEWALK PROPOSED TO BE  
CONSTRUCTED WITH FUTURE PHASE 2.
- THE EXTERIOR OF THE PROPOSED BUILDING MATERIAL IS BRICK.

#### PARKING ANALYSIS

PROPOSED IMPROVEMENTS:  
1470 SEATS

NEW REQUIRED PARKING:  
735.....1 SPACE PER 2 SEAT SANITARY  
735.....TOTAL

NEW PROVIDED PARKING:  
726.....8' X 20' SPACES  
33.....8' X 20' VAN ACCESSIBLE HANDICAP SPACES

759.....TOTAL

#### UTILITY DEMANDS

WATER DEMANDS:  
761.5 FUTURE UNITS  
(PHASE 1 DEVELOPMENT)

PROJECT SPECIFIC:  
AVE DAILY DEMAND..... 53.75 GPM  
ADJUSTED DAILY DEMAND..... GPM  
PEAK HOURLY DEMAND..... 215 GPM  
\*PER CITY OF BRYAN DESIGN GUIDELINES  
PEAK HRLY DEMAND-AVERAGE DAILY X 4.0

FIRE DEMANDS: PER I.F.C. 2000  
PROJECT SPECIFIC:..... 2,500 GPM @20 PSI

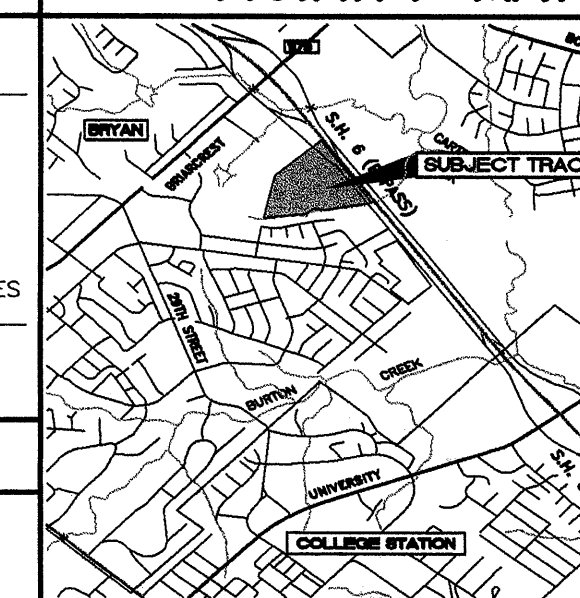
SANITARY SEWER DEMANDS:  
761.5 FUTURE UNITS  
(PHASE 1 DEVELOPMENT)

PROJECT SPECIFIC:  
AVE DAILY DEMAND..... 69,120 GPD  
ADJUSTED DAILY DEMAND.....103,680 GPD  
PEAK HOURLY DEMAND..... 12,900 GPH

ELECTRICAL DEMANDS:  
PROJECT SPECIFIC:..... 2.15 MW

NATURAL GAS DEMANDS:  
PROJECT SPECIFIC:..... 1965 CFH

#### VICINITY MAP



#### LEGEND

- ① KEY NOTE
- ② PARKING SPACE COUNT
- ③ END POINT-LAY OF FIRE HOSE
- PUE - PUBLIC UTILITY EASEMENT
- BL - BUILDING LINE
- HP - HANDICAP PARKING SIGN
- PST- PROP. RCP STORM SEWER
- ADS- PROP. HDPE STORM SEWER (ADS-N12 PIPE)
- PW- PROPOSED WATER LINE
- PSS- PROP. SANITARY SEWER
- PUE- PROP. UNDERGROUND ELECTRIC
- PT- PROPOSED VERIZON COMM.
- PG- PROPOSED ON/OFF GAS
- CTV- PROPOSED COX TV CABLE
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER MANHOLE
- ⊕ POWER POLE
- ⊕ LIGHT POLE